



163 Hillbury Road, Warlingham – CR6 9TJ

Guide Price £600,000





163 Hillbury Road

Warlingham, Warlingham

Extended three-bedroom semi-detached family home with spacious living areas, large kitchen/family room, generous terraced garden backing woodland, driveway, garage, and convenient access to stations.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended three-bedroom semi-detached family home
- Spacious lounge with bay window and feature fireplace
- Dining/family room
- Large extended kitchen/family/dining room with French doors to garden
- Three first-floor bedrooms with bright bay-fronted main bedroom
- Family bathroom plus separate cloakroom
- Driveway providing off-street parking and garage with rear access
- Extensive rear garden with patios, ponds, fruit beds
- Convenient location close to mainline stations and sought-after schools



Park & Bailey are delighted to present this extended three-bedroom semi-detached family home, offering generous and versatile living space in a popular and convenient location. The property is ideally positioned within easy reach of mainline train stations and a choice of well-regarded schools.

Entrance Hall Accessed via the front door, the entrance hall features wood flooring and a useful under-stairs storage cupboard. Glazed door panels allow natural light to flow through, creating a bright and welcoming first impression.

Lounge A bright and inviting reception room with a double-glazed bay window to the front aspect. The room includes a feature gas fireplace (currently disconnected). Glazed double doors allow the lounge to be separated from the dining/family room if desired, and there is also a separate glazed door leading directly from the entrance hall.

Dining / Family Room Located off the lounge and finished with wood flooring, this versatile space opens into the extended living area, making it ideal for family living and entertaining. The room includes a working electric fireplace and benefits from double-glazed French doors opening directly onto the rear garden. There is also a separate glazed door providing access from the entrance hall.

Extended Kitchen Beautifully extended to create a spacious open-plan kitchen ideal for modern family living. The kitchen is fitted with a gas range cooker and offers ample cupboard storage. Two windows provide excellent natural light, and there is a separate glazed door leading from the entrance hall.

First Floor The staircase, landing and all bedrooms have been recently re-carpeted. Stairs rise from the entrance hall to a light first-floor landing providing access to:

Bedroom One A generous double bedroom with a double-glazed bay window to the front.

Bedroom Two A further double bedroom overlooking the rear garden.

Bedroom Three A well-proportioned single bedroom with a front-aspect window.

Bathroom Fitted with a shaped bath, wash hand basin, built-in airing cupboard and a double-glazed window to the rear. A newly fitted boiler (May 2025) is housed in a cupboard and features a modern Hive temperature control system.

Separate Cloakroom A separate upstairs WC located next to the bathroom.

Loft The property benefits from an insulated loft with access from the landing.





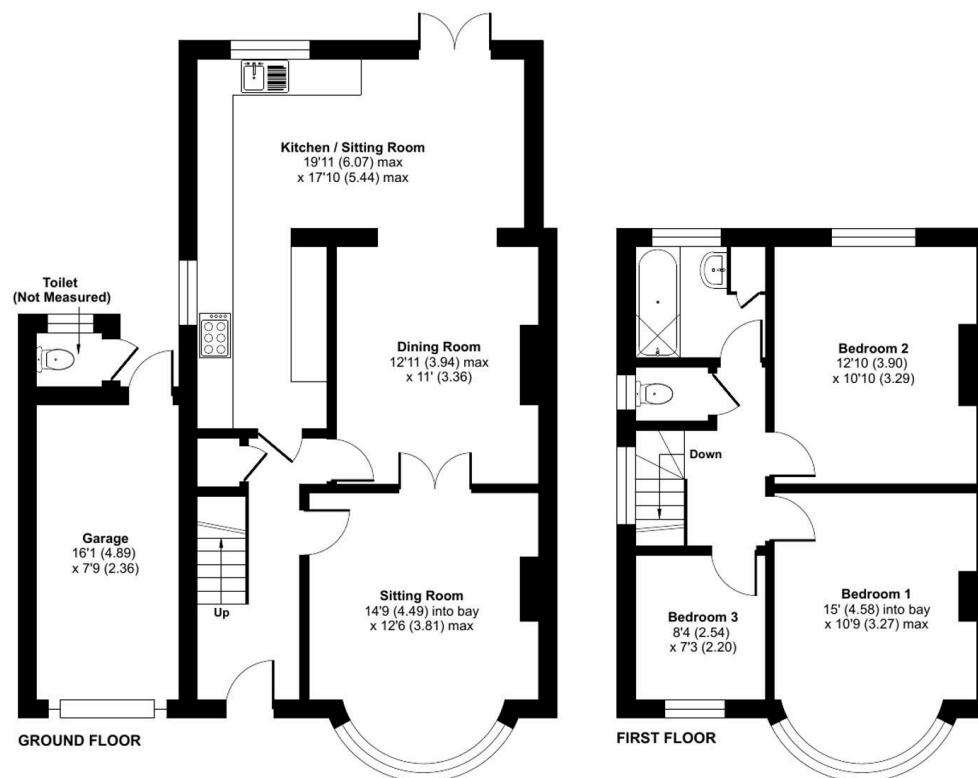
Hillbury Road, Warlingham, CR6

Approximate Area = 1146 sq ft / 106.4 sq m (excludes toilet)

Garage = 124 sq ft / 11.5 sq m

Total = 1270 sq ft / 117.9 sq m

For identification only - Not to scale





Park & Bailey Warlingham

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